BOLTON PROPERTIES



## Avondale Road, Farnworth, Bolton, BL4 0PA

## Offers Over £240,000

An extremely well presented, spacious 3 bedroom semi detached property, with a driveway, integrated garage and a landscaped rear garden, located on Avondale Road in the Farnworth area of Bolton in Greater Manchester. Close by to a number of sought after schools including St James High School, Bolton Hospital, local shops and supermarkets and the M60/M61 motorway junctions. Briefly comprises of the following, an entrance porch, a spacious lounge with a feature living flame gas fire and surround, a 2nd reception room currently being utilised as a dining area, a modern fully fitted kitchen including an integrated electric hob, grill, oven, fridge freezer and a chrome extractor hood, and a spacious landscaped rear garden including a patio area and a large grass lawn. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and a single bedroom plus a modern Family bathroom including a basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen. Comes with a driveway and an integrated garage. Double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 915 years on the lease. An EPC is on order and will







## ACCOMMODATION

**Entrance Porch** *5' 3" x 5' 1" (1.6m x 1.55m)*
The entrance porch to the front of the property. Comes with double glazed windows.



**Lounge** *14' 1" x 13' 6" (4.28m x 4.12m)*
A spacious lounge with a feature living flame gas fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

**Reception Room 2** *11' 1" x 17' 7" (3.39m x 5.35m)*
A spacious second reception room to the rear of the property, with a feature living flame gas fire and surround. Currently being utilised as a dining area. Decorated in neutral colours with a grey coloured carpet. A pair of double glazed french doors and a window are fitted to the rear aspect. Warmed by a gas central heated radiator.



**Kitchen** *13' 3" x 7' 4" (4.03m x 2.23m)*
A modern fully fitted kitchen in cream with contrasting worktops. Comes with an integrated electric hob, grill, oven, fridge freezer and a chrome extractor hood. A double glazed window is fitted to the side aspect with a double glazed entrance door to the rear aspect.

**Rear Garden** *51' 5" x 25' 9" (15.66m x 7.85m)*
A very spacious landscaped garden to the rear including a patio area and a large grass lawn.



**Master bedroom** *13' 2" x 10' 11" (4.01m x 3.34m)*
A double sized Master bedroom to the front of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

**Bedroom 2** *11' 7" x 10' 9" (3.52m x 3.28m)*
A double sized bedroom to the rear of the property. Space for fitted or free standing wardrobes. Decorated in neutral colours with a grey carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



**Bedroom 3** *7' 7" x 5' 11" (2.32m x 1.80m)*
A single sized bedroom to the rear of the property. Decorated in neutral colours with a grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

**Family Bathroom** *5' 11" x 5' 0" (1.8m x 1.52m)*
A modern Family bathroom including a basin, toilet and a bath tub with an electric shower over the bath and a glass shower screen. Comes with fully tiled walls and flooring. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

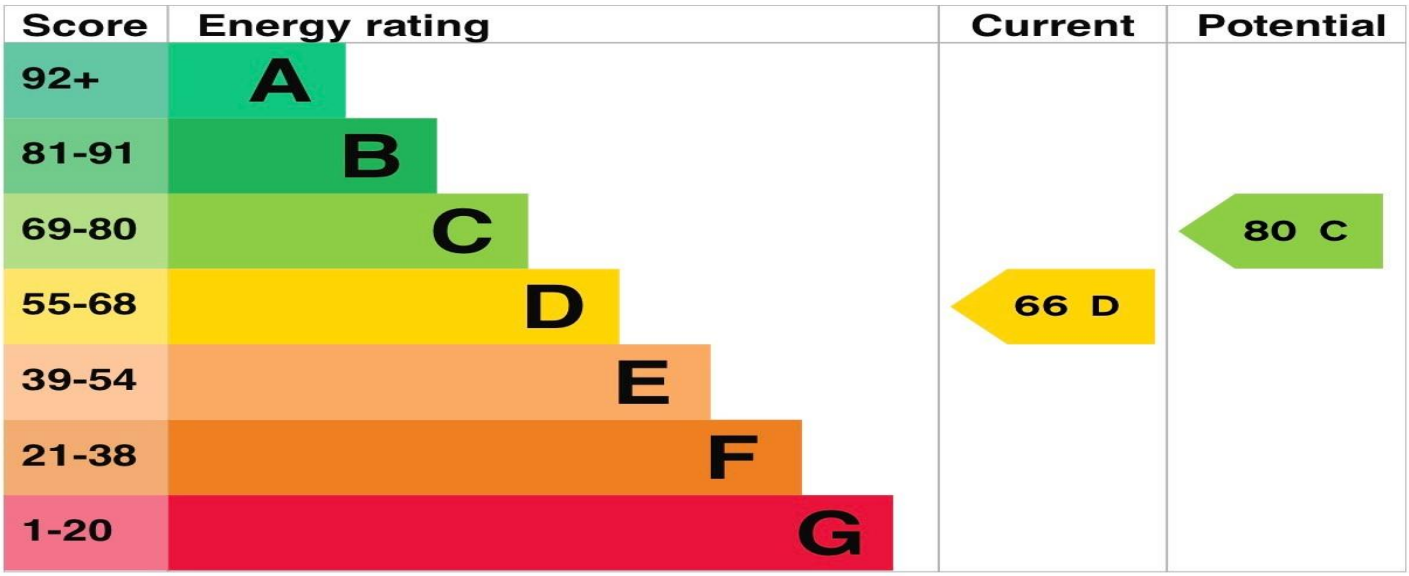


Office 7 105/107 Market Street, Bolton, BL4 7NS
Tel: 01204576666 Email: sales@boltonproperties.co.uk
www.boltonproperties.co.uk

# Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.




The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.